

MJS ENGINEERING
CIVIL/ENVIRONMENTAL

MJS Engineering, PC
261 Greenwich Avenue
Goshen, NY 10924
(845) 291-8650 Fax (845) 291-8657

040155

13 May 2005

Town of New Windsor Planning Board
Attn: Ms. Myra Mason, Secretary
555 Union Avenue
New Windsor, NY 12553

RE: Hirsch

Dear Ms. Mason:

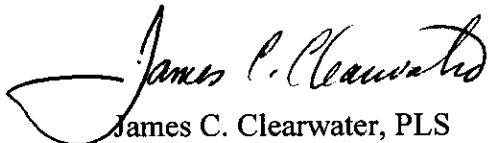
Enclosed are three sets of prints of the Hirsch Property Line Change revised to reflect the comments received at the April Planning Board meeting. In particular, the plan has been revised to reflect the changes requested on the bulk table, as well as showing the existing setback dimensions on the plan.

It appears that variances will be needed for Street Frontage and Lot Width for the newly-configured lot #10 and Lot Width, Side Yard, and Developmental Coverage for the reconfigured lot #11. Both lots are non-conforming in area. However, the reconfigured lots have been designed so as to maintain the same area for each lot as was had prior to the lot lines being redrawn. I leave it to the Town's Attorney to determine if a variance for lot areas are also needed.

You will notice that the submitted maps are not signed the Land Surveyor, Donald Stedje. The maps that will be submitted for the Zoning Board of Appeals will be signed.

If you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,
MJS Engineering, PC



James C. Clearwater, PLS
Project Manager

JCC/gl
Enc.

cc: D. Hirsch